



41 Tollesbury Avenue, Barleythorpe, Oakham,
LE15 7WE

 **NEWTON FALLOWELL**



Key Features

- Well-Presented Two-Bedroom Mid-Terrace Home
- Offered To The Market With No Onward Chain
- Contemporary Kitchen / Dining Room With Garden Access
- Separate Living Room To The Front Aspect
- Two Well-Proportioned Double Bedrooms
- Modern Family Bathroom & Ground Floor WC
- Enclosed & Low-Maintenance Rear Garden
- Ideal First-Time Purchase Or Investment Opportunity
- EPC Rating B
- Freehold

£215,000





Occupying a pleasant position within the popular community of Barleythorpe, this well-presented two-bedroom mid-terrace home offers neatly arranged and well-balanced accommodation, ideally suited to first-time buyers, investors or those seeking a low-maintenance home, and is offered to the market with no onward chain.

The accommodation is introduced via an entrance hall, leading through to a comfortable living room positioned to the front, providing a calm and inviting space to relax. To the rear, the kitchen / dining room forms the principal day-to-day living space, fitted with contemporary cabinetry, integrated appliances and ample work surfaces. With direct access onto the garden, this space is well-suited to both everyday use and informal entertaining. A useful utility area and ground-floor WC enhance the practicality of the layout.

To the first floor, two well-proportioned double bedrooms are arranged off a central landing, both benefiting from good natural light. The accommodation is served by a modern and well-appointed family bathroom, finished in a clean, contemporary style.

Externally, the property enjoys an enclosed rear garden, designed for ease of maintenance and offering a private outdoor space with a paved seating area and lawn.

Overall, the property presents a turnkey opportunity, combining a modern specification with a practical layout and the advantage of no onward chain.





Room Measurements

Living Room 4.11m x 3.71m (13'6" x 12'2")

Utility Area 2.06m x 1.27m (6'10" x 4'2")

W/C 1.6m x 1.27m (5'2" x 4'2")

Kitchen/Diner 3.71m x 2.46m (12'2" x 8'1")

Bedroom One 3.71m x 2.77m (12'2" x 9'1")

Bedroom Two 3.07m x 2.69m (10'1" x 8'10")

Bathroom 1.96m x 1.7m (6'5" x 5'7")

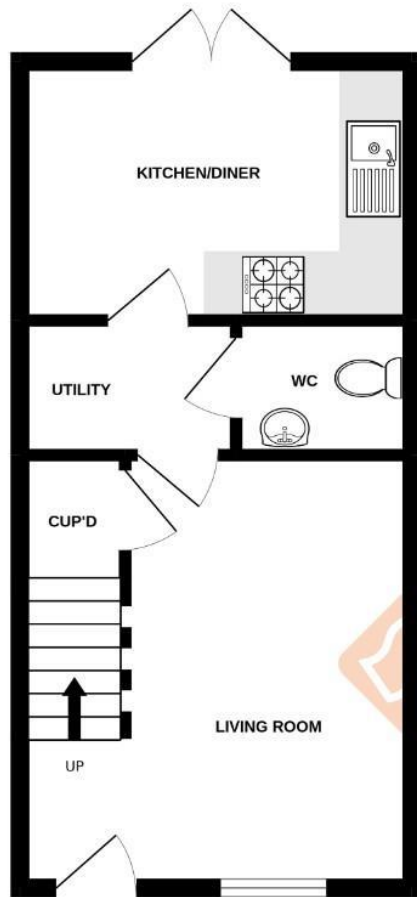


Residents Management Company

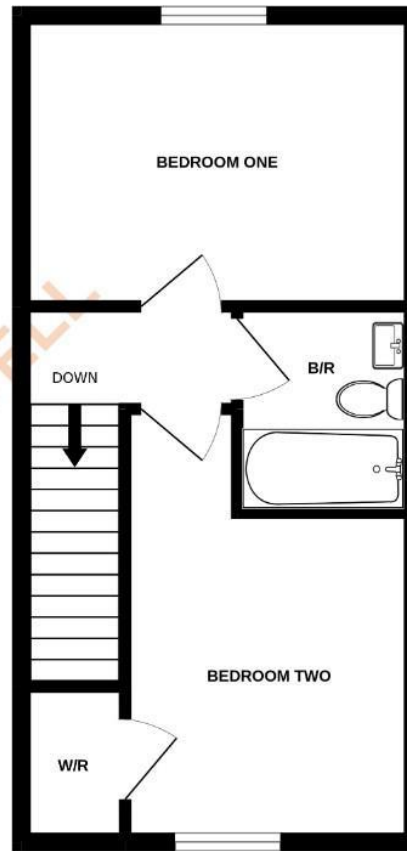
The property is liable to pay an annual charge to Oakham Heights Residents Management Company for the maintenance and upkeep of the common areas within the Oakham Heights development. We are advised that the current charge is £178.57 per property, per annum and is reviewable on an annual basis. Contact Newton Fallowell for further information.



GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



NEWTON FALLOWELL

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Rutland County Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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